

FINAL TRACING REC'D

9-13-06
FILE COPY

ROYSE ESTATES SEDGWICK COUNTY, KANSAS

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ROYSE ESTATES", Sedgwick County, Kansas.

Chisholm Trial State Bank

Elmer S. Peters
ELMER S. PETERS
(Title)

State of Kansas) SS The foregoing instrument acknowledged before me, this 1st day of September, 2006, by Elmer S. Peters, Exec. Vice President of Chisholm Trial State Bank, on behalf of the bank.

Karina M. Ries
KARINA M. RIES
Notary Public

My App't. Exp. 4-15-07

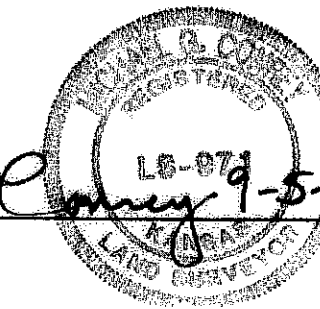
KARINA M. RIES
Notary Public - State of Kansas
My Appl. Expires 4-15-2007

State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "ROYSE ESTATES", Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as follows: That part of the SW1/4 of the NE1/4 of Sec. 12, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas described as beginning at the SW corner of the SW1/4 of said NE1/4; thence N00°00'00"E (assumed) along the west line of the SW1/4 of said NE1/4, 1112.00 feet; thence S89°16'22"E parallel with the north line of the SW1/4 of said NE1/4, 873.32 feet, more or less, to the center of the Little Arkansas River; thence southwest, south, and southeast along the center line of the Little Arkansas River to the SE corner of the SW1/4 of said NE1/4; thence N89°18'16"W along the south line of the SW1/4 of said NE1/4, 1321.91 feet to the point of beginning, all being subject to road rights-of-way of record.

Existing public easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Michael G. Conrey
Michael G. Conrey, Surveyor



Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and Floodway Reserves to be known as "ROYSE ESTATES", Sedgwick County, Kansas. The riverbank maintenance easement is hereby granted to Sedgwick County, or to the appropriate governing body, for riverbank maintenance, flood control, and riverbank beautification. The street is hereby dedicated to and for the use of the public. Floodway Reserve "A" shall be owned and maintained by the owner of Lot 1, Block A. Floodway Reserve "B" shall be owned and maintained by the owner of Lot 2, Block A. Floodway Reserve "C" shall be owned and maintained by the owner of Lot 3, Block A. Floodway Reserve "D" shall be owned and maintained by the owner of Lot 4, Block A. The Floodway Reserves are hereby reserved for floodway purposes and shall be the responsibility of the aforementioned lots, respectively, until such time as Sedgwick County or the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway, nor shall any fill, change of grade, creation of channel, or any other work be carried on without the permission of the Engineer for Sedgwick County or the Engineer for the appropriate governing body. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat.

Charles C. Royse
Charles C. Royse a/k/a Charles Royse

Donna J. Royse
Donna J. Royse a/k/a Donna Royse

C. David Royse
C. David Royse

Michelle L. Royse
Michelle L. Royse a/k/a Michelle Royse

State of Kansas) SS The foregoing instrument acknowledged before me, this 8th day of September, 2006, by Charles C. Royse, a/k/a Charles Royse, and Donna J. Royse, a/k/a Donna Royse, husband and wife.

Corlyn Cain
CORLYN CAIN
Notary Public

My App't. Exp. 5-14-07

CORLYN CAIN
Notary Public - State of Kansas
My Appl. Exp. 5-14-07

State of Kansas) SS The foregoing instrument acknowledged before me, this 8th day of September, 2006, by C. David Royse and Michelle L. Royse, a/k/a Michelle Royse, husband and wife.

Corlyn Cain
CORLYN CAIN
Notary Public

My App't. Exp. 5-14-07

CORLYN CAIN
Notary Public - State of Kansas
My Appl. Exp. 5-14-07

This plat of "ROYSE ESTATES", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2006.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Harold L. Warner, Jr.

_____, Secretary
John L. Schlegel

This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 2006.

_____, Chairman
Ben Sciortino

ATTEST: _____, County Clerk
Don Brace

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2006.

_____, Mayor
Carlos Mayans

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2006.

Tricia L. Robello, L.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2006.

_____, County Clerk
Don Brace

State of Kansas) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2006 at _____ o'clock _____ M. and is duly recorded.

_____, Register of Deeds
Bill Meek

_____, Deputy
Tanya Buckingham

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "ROYSE ESTATES", Sedgwick County, Kansas.

Security Savings Bank, F.S.B.

Steven M. Johnson
STEVEN M. JOHNSON
Regional President

State of Kansas) SS The foregoing instrument acknowledged before me, this 8th day of Sept., 2006, by Steven M. Johnson, Regional President of Security Savings Bank, F.S.B., on behalf of the bank.

Jaclyn Coleman
JACLYN COLEMAN
Notary Public

My App't. Exp. 7-31-10

JACLYN COLEMAN
Notary Public - State of Kansas
My Appl. Expires 7-31-10

Baughman Company, P.A.
315 Ellis St. Wichita, KS 67211 P 316-262-7271 F 316-262-0149
ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE
F:\PLAT\ROYSE ESTATES\DWG\ROYSE.DWG

